



राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, शनिवार, 17 फरवरी, 2001/28 माघ, 1922

हिमाचल प्रदेश सरकार

[Authorised English Text of this Department's Notification No. TCP-F (6)-13/94 dated 24-1-2000 as required under Article 348 (3) of the Constitution of India].

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

[Shimla, the 24th January, 2001

No. HIM/TP/PJT/DP-Dalhousie/2K/Vol-I.—In exercise of powers conferred under Section 87 of the Himachal Pradesh Town & Country Planning Act, 1977 (Act No. 12 of 1977), the Governor of Himachal Pradesh is pleased to notify the following regulations as an interim measure to regulate the constructions in Nagar Parishad, Dalhousie Area for forming part of Dalhousie Planning Area.

APPLICATION FOR PERMISSION

After the boundaries of the land in question are marked, the applicant shall make an application addressed to the Director and such application shall be accompanied by :

- (a) A Tatima ;
- (b) A copy of latest Zamabandi indicating ownership of the land accompanied by sale-deed if any.

- (c) A copy of location plan, in the scale 1:1000 and four copies of site plan in the scale 1:200 showing access/road services adjoining land use duly signed by the owner.
- (d) Such other documents as the Director may call for.

THE REGULATIONS

1. *Coverage*.—Maximum permissible coverage of residential building in plots of different sizes shall be as under :—

(a) On plots upto 90 sqm.	65%
(b) On plots of 91 to 250 sqm.	60%
(c) On plots of 251 to 500 sqm.	55% and
(d) On plots above 500 sqm.	50%

2. *Set Backs*.—In case of detached houses minimum set backs on main road/path shall be 3.00 metres in front and 2.00 metres on other sides. In case of semi-detached houses the minimum set back in front shall be 3.00 metre, on side 3.00 metre and on rear 2.00 metre. Additional coverage of 1.00 metre width shall be permissible on side set back of 3.00 metre on first floor. Further, roof projection of 45 cm. shall be permissible. Garage measuring 3.00 M × 5.50 M shall be permissible on the rear.

3. *Row houses set back*.—Minimum set backs on main road/path in case of row houses shall be 3.00 metre on front and 2.00 metre on rear.

4. *Minimum buildable width*.—No construction shall be permitted on a piece of land left with buildable width less than 5 metres. after maintaining set backs with reference to the size of plot.

5. *Set backs for arterial roads*.—Front set back on arterial roads with right of way of 24 mtr. and 18 mtrs. shall be 7.5 mtrs. and 5 mtrs. respectively. Set back on other roads shall be as given in clause 2 and 3 above.

6. *Set backs in case of public utility/services*.—The set backs shall not be applicable to the services like petrol pump, electric sub-station, road side infrastructures/facilities such as rain shelter and scaping, auto services etc. which are specifically permitted on the acquired width of the road by the Government in the case of the Government land or the local authority of the area in the case where land belongs to a local authority.

7. *Height of buildings*.—Minimum and maximum floor height for residential buildings shall be 2.70 metres and 3.50 metres respectively. No mezzanine floor shall be permissible. Total height of building in no case shall exceed more than 9.50 metres excluding parking floor of 2.20 metres. No structure shall be allowed on valley side of any road with any part of it rising above the road level.

8. *Projections*.—Roof/slab projections and sun shades shall be allowed upto 45 cms. over set backs on all sides.

9. *Storeys*.—Maximum number of storeys shall be two including basement and attic. In addition, parking floor with maximum height of 2.20 metre shall have to be provided in case of plots abutting vehicular access. Columns below basement or ground floor shall not be exposed and shall be covered by retaining wall. Every building shall have sloping roof.

10. *Reconstruction of existing buildings*.—Regulation regarding reconstruction of house/building shall be on existing building lines, provided road with minimum width of 3.00 metres

is available. Roof projections/sun shades upto 23 cms. shall be permitted over streets or paths as the case may be.

11. Hotel Building.—Permission for Hotel shall be granted only on a vehicular road with minimum width of 5 mtrs. The minimum plot size for a hotel shall be 1000 square mtr. with maximum ground coverage as 45 %. The minimum set back shall be 7.00 mtrs. in front and 4.00 mtrs. on all other sides. Number of storeys shall be restricted to two with a total height of 9.50 metres excluding parking floor, of 2.20 metres. The owner of the hotel shall have to keep one floor exclusively for parking at road level @ of one parking space measuring 20 sqm. for every two beds. Height of parking floor should not exceed 2.2 mtrs. This parking floor shall be in addition to the normal two storeys as permissible. Such floor created for parking shall not be used for habitable or storage purpose. 50% of the open space on ground shall be allowed for open parking and the rest should be landscaped.

12. Ecology not to be disturbed.—(i) Change of land use or the development of land shall be made in such a manner that natural profile of the land is least disturbed.

(ii) In case cutting of plot is required the owner shall take measure to protect abutting properties by constructing retaining/breast walls. Cutting above 3.0 meters shall not be allowed.

(iii) Change in the use of land or the development of land shall be made in the manner so as to achieve maximum air, light and sun where it is needed most.

13. Carving of Plots.—(1) Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow unobstructed rain water discharge.

(2) Lay out of plots shall be governed by easy access having acceptable grades minimum 1:10 and which may not obstruct view or vista.

(3) For group of plots exceeding 10 in number on one particular access, minimum vehicular access shall be of 5 mtrs. width. However, 3 mtrs. minimum wide pedestrian links can be provided to smaller cluster of plots not exceeding 10 in number.

(4) *Plot Areas.*

(i) Minimum plot area for a detached house shall be 150 sq. mtrs.

(ii) Plot area for a semi-detached house shall be upto 250 sq. mtrs.

(iii) Plot area for row housing shall be upto 150 sq. mtrs :

Provided that in exceptional circumstances for the benefit of economically weaker sections and where the site conditions permit to do so, the Director may consider 60 sqm. minimum area of plot with two common walls.

(5) One common wall construction shall be allowed in plots upto 250 Sq. mtr. and two common wall construction in plots upto 150 Sq. mtrs. subject to the conditions that maximum number of such plots does not exceed 8 in row, after which a gap of 7 metres shall be left.

14. *Green belt*.—All area possessing substantial green cover but not classified as 'Forest' whether in private ownership to be hence forth called as green belt:—

- (i) For the green belt, every effort shall be made to preserve and protect the character of green belt. No sub-division of land in this area shall be allowed for urban function. Activities promoting afforestation, wild life, picnics and tourism shall be permissible in the green belt. Under tourism, only activities shall be allowed whereby tented, temporary, small and make shift accommodations are proposed. Hill cutting for construction of approach road would not be allowed. Felling of trees shall not be allowed for any of the activities mentioned above. Reconstruction of existing structure shall be permissible on old lines provided that maximum storeys shall be restricted to two storeys only including basement and attic. Provided that no development/construction shall be allowed in the area falling within the purview of Forest Conservation Act, 1980.
- (ii) Henceforth no construction shall be allowed within a radius of 5.0 mtrs. from the green belt boundary and within radius of 2.0 mtrs. from an existing tree. Distance shall be measured from the circumference of the tree.

By order,

AVAY SHUKLA,
Financial Commissioner-cum-Secretary (TCP).